


Board of County Commissioners Agenda Request

Date of Meeting: September 10, 2002
Date Submitted: September 5, 2002
To: Honorable Chairman and Members of the Board
From: Parwez Alam, County Administrator 
Michael C. Willett, Public Works Director
Subject: Consideration of Disposal of Property at the Intersection of Miccosukee Road and Magnolia Drive

Statement of Issue:

Board approval and authorization for the County Administrator and County Attorney to continue discussion of an agreement for disposal of County property at the intersection of Miccosukee Road and Magnolia Drive.

Background:

During the June 12, 2001 Board meeting, the Board discussed the issue of the stormwater management facility to be located in the northeast corner of the intersection of Miccosukee Road and Magnolia Drive (Attachments #1 & #2). Since this date there has been no outside funding sources identified to convert the designed stormwater management facility to a passive park. The Miccosukee Road Phase II Reconstruction project has moved forward with the majority of the work being east of Tallahassee Memorial Hospital. At the location of this stormwater management facility, the building has been demolished and the material is being removed. In July 2002 staff was contacted by RAM Development Company, a real estate company, requesting a sale of the property where the stormwater management facility will be constructed (Attachment #3).

Analysis:

During the month of August 2002, staff has been discussing and reviewing the proposals presented by RAM Development Company and their legal counsel. These discussions are reflected in Attachments #4, #5, and #6. At this time, further direction and authorization is needed from the Board to continue evaluation of this proposal.

The proposal from RAM Development Company includes the following:

1. Buyer will relocate and place underground the stormwater management facility, as well as perpetually maintain the underground stormwater management facility;
2. Buyer will pay the sum of \$175,000; and
3. Leon County will have design and construction concerns addressed during the design of the relocated facility.

Public Works staff sees this as a positive proposal and believes it is reasonable to continue forward. The positive aspects are:

1. The stormwater management facility will be underground and maintained by others (estimated maintenance savings - \$5,000/year);
2. The property will be placed back on the tax rolls (estimated property taxes - \$40,000/year); and
3. Provides a service to local facilities.

Options:

1. Approval to continue discussions and authorize the County Administrator and County Attorney to develop a tentative agreement, subject to statutory requirements for presentation to the Board of County Commissioners.
2. Discontinue discussions and construct stormwater management facility as designed and continue search for outside funding to convert to a passive park.
3. Board Direction.

Recommendation:

Option #1.

Attachments:

1. Utilization of Stormwater Management Facility Property - Intersection of Miccosukee Road and Magnolia Drive from June 12, 2001 Board Meeting.
2. Follow-Up to June 12, 2001 Board Meeting
3. Letter from RAM Development Company
4. Letter of Understanding/Request to Purchase Land from Leon County from Adrienne V. Schmitz, P.A., Attorney for RAM Development Company
5. Letter of Response from Tony Park to Adrienne V. Schmitz, P.A.
6. Counter offer Letter of Understanding/Request to Purchase Leon County Property from Adrienne V. Schmitz, P.A.

PA/MCW/TP/djw/bps